

1501 COLLINS OFFICE AND RESTAURANT OPERATIONAL DETAILS

1501 Collins Avenue

The uses in the building, including those not subject to the instant Conditional Use Permit, will be operated according to the following. The building is contemplated to include five commercial uses – offices, two restaurants, and two additional commercial spaces that may be small restaurants. These two small commercial tenancies will be independently operated and, given their sizes, will not require conditional use approval as neighborhood impact establishments.

- **Deliveries and Trash** -- The uses will utilize the building's unified loading and service areas. A fully enclosed trash room is located in the rear of the building. The applicant will ensure the proper operation of the shared private alley that also serves both 1500 Collins and the adjacent Royal Palm Hotel site. There is adequate room within the existing building to allow for loading to be completely within the structure. Given the nature of the proposed uses, large-scale deliveries are not expected.
- **Crowd Control and Security** -- The building will be served by the unified security system, which includes a 24/7 monitoring and on-premises security patrols. The proposed uses are not expected to create a queue. If queuing occurs, there is more than adequate room to accommodate that queuing within the building or in open common areas. Crowd control will be managed by each venue's staff, with the assistance of building security if necessary.
- **Valet Parking** -- Valet parking will be offered through the building's unified valet system, utilizing a ramp on the southeast corner of the property, on 15 Street. Storage for valet parking will be the garage. It is anticipated that a significant number of patrons will either self-park or access the business on foot from Ocean Drive and Collins Avenue.
- **Employee Parking** -- It is anticipated that employees who drive to the site will park in the integrated garage or other parking garages or City lots in the vicinity.

- **Bar Counters** – All outdoor bar counters will be closed by 8:00 PM daily.
- **Entertainment** -- Outside of permitted special events, no entertainment is permitted and all exterior music will be ambient in nature.
- **Outdoor Speaker System** – The project will feature a unified outdoor speaker system with the following characteristics:
 - Deployment of multiple small, closely spaced speakers driven at low individual volumes. The system design is intended to physically distribute sound uniformly within the listening area in such a manner as not to interfere with normal conversational level of patrons. Maximum long-term system levels shall be limited to 60 dBC / 70 dBA with user access restricted to the selection of program material and manual reduction only of system levels. No increase above maximum design sound levels will be possible.
 - Size of outdoor speakers shall be limited to small woofers (not to exceed 8" nominal) incapable of producing appreciable levels of low frequency energy, as lower frequencies (longer wavelengths) can travel greater distances than higher frequencies (shorter wavelengths). The lowest frequencies, which are essential to the reproduction of many popular musical styles, are to be significantly attenuated by electronic means.
 - A BSS "Soundweb™ London" Digital Signal Processing System (or approved equal), a centralized computer control and digital signal processor, shall form the heart of the system. With this device, the system is equipped with the following functions:
 - All controls will remain under lock and key, with limited access via password security.
 - The system will provide for preset maximum level and equalization.
 - Local control will consist only of source selection and the ability to turn the system down.

- A leveling program which will minimize the inevitable disparities between source and selection volumes, further ensuring consistent playback levels.
- All outdoor speakers shall be oriented in such a way as to minimize sound propagation towards adjacent properties. Only the system installers and programmers shall have access to the full complement of controls and adjustments, ensuring compliance with the stated standard. Volume levels will be automated so as not to exceed the specified maximum, predetermined level. Once final adjustments have been made to the system, all controls are to be locked to prevent intentional or inadvertent adjustments.

VENUE DETAILS

OFFICES AND ASSOCIATED LOUNGES

- **Access to the Public** – The office space and lounges will not be open to the general public. Access will be limited to members/lessees and their invitees.
- **Lounge Seating** – Rooftop Lounge: 161 seats.
Upper Roof: 129 seats.
- **Hours of Operation** – Office space and amenity areas will be accessible to members/lessees through keyless access 24/7 hours a day. All food and drink service will terminate by 2:00 AM. All rooftop service will terminate by midnight.
- **Number of Employees** -- 10 to 15 employees will be present on a daily basis.

RESTAURANT ONE (Located within Historic Bancroft Structure)

- **Concept:** To be determined.
- **Seating:** Restaurant 194 seats, outdoor seating 81 seats.
- **Hours of Operation** – All food and drink service will terminate by 11:00 PM.
- **Number of Employees** – 80 total employees.

RESTAURANT TWO (Located in Ocean Steps Development)

- **Concept:** High End Mexican
- **Seating:** Restaurant 100 seats, outdoor seating 88 seats.
- **Hours of Operation** – All food and drink service will terminate by 2:00 AM.
- **Number of Employees** 60 total employees.